# VILLAGE HOMES NORTH

HOMEOWNERS ASSOCIATION
P.O. BOX 55099 • VALENCIA, CA 91385

June 15, 2007

Dear Village Homes North Homeowners;

We have received increased reports of criminal activity in our neighborhood. Gang-style graffiti was painted on the sidewalk near our pool area. We also received two reports of someone attempting to open doors of residences on Fenda Way. One incident took place at 2am, the other at 4am. In the second incident, the homeowner woke up to observe a male Hispanic, with a shaved head, tattoos and wearing baggy clothing trying to pry open a door on their house. This person ran off after being confronted by the homeowner. Recently, drug paraphernalia was found on the children's play equipment in our HOA park. In all cases, the Sheriff's Department was notified.

The Board (via Crown Management) has received an unprecedented amount of e-mails and letters from homeowners that are asking the Board to address these problems. Our Board of Directors is made up fellow homeowners, so we are equally concerned about these incidents. Our homeowners association is rather limited in what actions we can and cannot take.

The Village Homes North HOA exists to manage our common areas (i.e. paseos and pool area). We also enforce CC&R rules and regulations. We do not have authority to enforce rules and regulations on public streets and we are not authorized to enforce criminal laws on individual homeowner property (this responsibility rests with our Sheriff's Department). The Homeowners Association is not responsible for security on homeowner's property. Ultimately, safety and security on individual property rests with each individual homeowner.

The Association and the Board cannot:

- Take action against a specific homeowner when they are not violating a rule, such as bringing "undesirable" people into the neighborhood
- Evict homeowners or renters from a house
- Take action against a homeowner for violations of the law (unless this also violates a CC&R rule)

To address criminal problems, the Association and the Board can:

- Communicate problems to homeowners when they are reported to us***
- Provide recommendations on how to address a problem (i.e. contacting the Sheriff's Department)
- Assist in facilitating a neighborhood watch program
- Ensure we have taken appropriate action to deter crime on our common areas (i.e. maintain lighting)

The Board is committed to doing whatever we can to address this problem. Here is what the Board has done:

***Security*** – We currently employ a security patrol. Their duties include locking up and responding to problems at our pool area (they do not patrol our streets). We have requested bids from our security company to determine the cost of expanding their service to include patrolling all streets within our

association. The cost can be significant and there are concerns about how effective this will be. We plan to discuss this at our next Board meeting and will be looking to our fellow homeowners for their feedback.

***Board Meeting*** – Due to the current problems, we have rescheduled our Board meeting so this can be held sooner. Our next Board meeting will now be held on June 27th at 6:30pm. All homeowners are encouraged to attend.

***Website*** – We recently launched our new website (www.villagehomesnorth.com). In addition to providing forms and information for all of us, this website is used to communicate happenings within our association. This can include notices of repairs in the association as well as problems (including criminal activity***) we are experiencing. Homeowners can sign up to receive periodic e-mail updates by visiting this website. A formal announcement had not been sent out yet because the website was only recently completed.

***Sheriff's Department*** – One of our fellow homeowners has a contact with a Detective at the SCV Sheriff's Station. They met with the detective about the issues we are experiencing. This homeowner also shared with the Detective some of the specific suspicions about these incidents that many homeowners have expressed. We have been assured that there will be extra patrols in our neighborhood with special attention given to suspected problem areas. Additionally, we have contacted the Sheriff's Department and asked that a Community Liaison Deputy attend our next homeowner meeting. We do not yet know if they will be able to attend. We plan to discuss starting a neighborhood watch program.

As we said, the Board is comprised of fellow homeowners. This group of five homeowners cannot single-handedly tackle this issue on their own. Our Board already devotes a significant amount of their personal time to serving on the Board and overseeing association business (without compensation). We need our fellow homeowners to become active participants in addressing this problem. As a homeowner, here is what you can do to help:

- Take an active role in your own security (install security lighting, lock your doors and be aware)
- Notify the Sheriff's Department immediately if you see suspicious activity (do not wait for a crime to be committed)
- Attend the quarterly Board meetings
- Share your comments and suggestions with the Board – the Board represents you and we need input from everyone
- Sign up to receive e-mail updates on our website (www.villagehomesnorth.com)

As always, please continue to keep the Board informed of any issues you observe in our community. The Board can be contacted through Kristy at Crown Management by calling 661.799.1135 x206 or by visiting the contact page at www.villagehomesnorth.com.

Sincerely,
Village Homes North Board of Directors

***Village Homes North HOA may from time to time forward information about criminal activity when it is reported to us. This information should never be interpreted as an accurate or complete list of all criminal activity taking place within our association since the board cannot have knowledge of everything taking place. The Board forwards information along when they feel (at their sole discretion) that the information would provide a benefit to our fellow homeowners. Information on criminal activity that is sent out by the board should be viewed as one tool (of many) that can be used by homeowners to stay informed about such incidents in our community.